

PMC-EF2a

(20402)

U.S. DEPARTMENT OF ENERGY  
EERE PROJECT MANAGEMENT CENTER  
NEPA DETERMINATION



RECIPIENT:County of Bergen

STATE: NJ

PROJECT TITLE : Bergen County Retrofits

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
	DE-EE0000671.001		0

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:

**CX, EA, EIS APPENDIX AND NUMBER:**

## Description:

- B5.1** Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.
- A9** Information gathering (including, but not limited to, literature surveys, inventories, audits), data analysis (including computer modeling), document preparation (such as conceptual design or feasibility studies, analytical energy supply and demand studies), and dissemination (including, but not limited to, document mailings, publication, and distribution; and classroom training and informational programs), but not including site characterization or environmental monitoring.
- A11** Technical advice and planning assistance to international, national, state, and local organizations.

## Rational for determination:

The County of Bergen proposes to use EECBG funding to replace existing HVAC equipment, installation of occupancy sensors on office lighting and replacement of windows to improve energy efficiency  
One Bergen County Plaza, Hackensack 07601:

## 1. Replace existing Data Center air conditioning with Liebert units

Existing split system A/C units will be replaced in Data Center Rooms 551, 552 and 553. Existing equipment was made by Airflow, which is out of business, are approximately 10 years old, have a record of poor availability rate due to compressor failures, and refrigerant leaks. The units are 20, 15 and 10 tons respectively. Units will be replaced with modern Liebert DS series equipment.

## 2. Occupancy Sensor / Advanced Lighting Control

Lighting occupancy sensors are planned to be installed on the second and fifth floors of the 5 story office building. The building is currently lit in the middle of the night when unoccupied. The sensors will turn lighting circuits off whenever the zone is unoccupied day or night.

## Justice Center - 10 Main Street, Hackensack 07601

3. Steam Trap Replacement at radiators- Steam Trap Replacement in pipe chases and install danfoss thermostatic radiator valves on radiators The Justice Center is a 326,000 square foot complex of buildings originally constructed in 1910, 1911, 1932 and 1957. The Justice Center is heated by steam through conventional cast iron radiators typically located under every window and via steam heat coils in air handlers. To improve heating efficiency, steam traps located on the ends of individual radiators and in pipe chases at the bottom of steam piping risers will be replaced, and Danfoss thermostatic control valves will be installed on the radiators to adjust heat supply to the rooms and eliminate the need for residents to open windows during the heating season to achieve acceptable room temperature.

## 4. Replace air handlers on the roof of the North and South Wings

There are 7 air handlers for the circa 1957 North and South Wing roof top mechanical rooms that are now over 50 years old. The air handlers house chilled water cooling coils, steam heating coils and fan sections. These were built by Westinghouse who is long out of the business. One of the seven air handlers was replaced this year with a modern McQuay unit. The other 6 units are planned to be replaced entirely or upgraded as part of this project. All coils will be replaced, all fans will have high efficiency motors with variable frequency drive, and direct digital controls will be installed to operate the units.

5. Replacement of 152 windows in the Administration Building

All windows in the circa 1932 Administration Building are planned to be replaced with energy efficient windows that maintain the historic and aesthetic integrity of the building. The existing windows are original to the building. They are single pane 3 over 3 double hung sash. Some have transoms with 3 panes of glass/2 muntins. The new windows will be steel, bronze colored matching the existing panes and muntin patterns. They will be single, double pane, insulating glass, with UV reducing film on the inside, no argon gas.

6. Replacement of window air conditioners

There are 36 window air conditioners in the Administration Building windows, averaging 2 tons capacity each. These are typically 10 years old and of poor energy efficiency. The intent is that as the windows are replaced the air conditioning will be upgraded. The window air conditioners will be replaced with high efficiency split systems with wall mounted air handlers. This will also eliminate cold air infiltration during the heating system with elimination of the window A/C units as these large window A/C units are not economical to remove and reinstall every year.

EECEBG funding will be \$3,230,405 for all projects listed above including engineering design and construction. The above activities can be categorically excluded under NEPA under A9, A11 (Administrative) and B5.1 (Actions to Conserve Energy). DOE has made a final NEPA determination on this activity. However, your obligation to consult and receive clearance from your local SHPO under the National Historic Preservation Act for potentially historic buildings listed above remains and supporting documentation will be reviewed by DOE as part of your post-award monitoring

**NEPA PROVISION**

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Insert the following language in the award:

You are required to:

If you intend to make changes to the scope or objective of your project you are required to contact the DOE Project Officer identified in Block 11 of the Notice of Financial Assistance Award before proceeding. You must receive notification of approval from the DOE Contracting Officer prior to commencing with work beyond that currently approved.

Note to Specialist :

None Given.

**SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.**

NEPA Compliance Officer Signature:  Date: 3/31/10  
NEPA Compliance Officer

**FIELD OFFICE MANAGER DETERMINATION**

Field Office Manager review required

**NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:**

- Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
- Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

**BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :**

Field Office Manager's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Field Office Manager